

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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Adam R. Burney
Land Use Director

Minutes
February 22, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

ANR PLANS:

384 Howard Street- Withdrawn at the applicant's request.

390 & 400 Howard Street- Withdrawn at the applicant's request.

INFORMATION MEETINGS:

339 Electric Avenue- see separate minutes

Unitil (cont'd)- see separate minutes

PUBLIC HEARINGS:

274 Prospect Street (cont'd)- Applicant requested continuance to March 28, 2016 Planning Board meeting to allow preparation of multiple renderings by the Landscape Architect.

Highfield Village (cont'd)- see separate minutes

Minutes Approval: All minutes signed.

1/25/16- Motion, K. Chenis, Second, M. Allison, all aye

1/25/16, 274 Prospect Street- Motion, K. Chenis, Second, M. Allison, all aye.

COMMITTEE REPORTS:

Building Reuse Committee- Presentation made to Board of Selectmen on February 2, 2016. The recommendation is to consolidate Town offices into Passios.

Capital Planning Committee- No meeting scheduled.

Agricultural Commission- Farmers' Market will commence June 5, 2016 for the season.

Storm Water Task Force- Looking at purchasing rain barrels. Will be discussing the Town's MS4 process.

MJTC- Meeting scheduled for March 16, 2016. Traffic Counts commence in May.

MRPC- Meeting February 23, 2016.

Open Space Ad Hoc Committee- No meeting scheduled.

School Building Committee- Construction 79% complete.

Green Community Task Force (GCTF)- No meeting scheduled.

DEVELOPMENT STATUS REPORTS:

Definitive Subdivision, 50 Elmwood Road- Interior work

DIRECTOR'S ITEMS:

Town Meeting, May 7, 2016- Citizen petition for rezoning of 1026 Northfield Road will be added to the zoning articles hearing on March 14, 2016.

MEMBER COMMENTS: M. Allison noted the Town's general bylaw should be reworded to include parcels of less than 5 acres which has been recognized since 2010 under M.G.L. Ch 40A, Section 3 to include parcels of 2 or more acres with the caveat that they make \$1,000 or more per acre. A. Burney noted the Agricultural Commission, if it wishes, can propose that general bylaw change for May Town Meeting.

MEETING SCHEDULE:

March 14-
238 Fire Road 16
Zoning Articles' Public Hearing
Unitil Continuation

March 28-
274 Prospect Street Continuation
Highfield Village Continuation

ADJOURNMENT: 10:07 PM

Documents used at meeting:
Minutes 01/25/16
Minutes 01/25/16 274 Prospect Street